Karen Johnson Davidson County
Batch# 1371618 DEEDWARR
01/22/2026 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20260122-0005158

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-345

Spartan Settlement Services
GF# TN-25-345

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 120-13-0-046

WARRANTY DEED

THIS INDENTURE made and entered into on this **15th day of January, 2026**, by and between **Mary Cook Weaver, an unmarried woman,** residing at 1225 Currey Rd. Nashville, TN 37217 hereinafter referred to as Grantor(s) and **Music City Holdings LLC, a Texas Limited Liability Company,** located at 6 Cadillac Drive, Ste 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being the westerly one-half (1/2) of a parcel of land located in the Second Civil District (formerly fifth) of Davidson County, State of Tennessee, formally known as Lot #3 of the S. B. Smith Tract conveyed to O. C. Ellis and wife, Freddie Mai B. Ellis by Louise Gasser, of record in Book 1341, page 663, Register's Office for said County, particularly described as follows:

Beginning in the Northwest corner at a spike in the center line of Curry Road and running South 88 degrees 30' East 105 feet to a point; Thence South 3 degrees 30' East 210 feet; thence North 88 degrees 30' West 105 feet to an iron stake; thence North 3 degrees 30' East 210 feet to the starting point in the center of Curry Road. Being the Westerly one-half (1/2) of property now owned by O. C. Ellis and wife, Freddie Mai B. Ellis in entireties.

Being the same property conveyed to Richard Weaver and Mary Cook Weaver from Richard Weaver and Mary Cook Weaver in a Quitclaim Deed dated 3/10/2014 and recorded 3/12/2014 under Instrument No. 20140312-0020544 in the Register's Office of Davidson County, Tennessee. The said Richard Weaver having since died on July 18, 2021, thereby vesting title to Mary Cook Weaver as surviving tenant by the entirety.

Property commonly known as: 1225 Currey Road, Nashville, TN 37217.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mary Cook Weaver

Mary Cook Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Mary Cook Weaver, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 15th day of January, 2026.

Notary Public

My Commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $\$$ 225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Brittany Green

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 15 day of January, 2026.

Notary Public
My Commission Expires: 2/12/2029

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029

Name and address for person(s) responsible for taxes:

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250, Brentwood, TN 37027

Name and address of property owner:

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250, Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Lauri Gallagher, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/15/2026 (date of document).

Affiant Signature

1-15-2026
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature

My Commission Expires: 2/12/2029

NOTARY'S SEAL

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029